

**MINUTES**  
**WYOMING CITY COUNCIL**  
**April 20, 2020**

The Wyoming City Council met in regular session on April 20, 2020 at 7:00 p.m. via Zoom. The meeting was also presented live on Facebook due to COVID-19 precautions. Mayor Hoffmeister called the meeting to order. In attendance were:

Council Members:

Thaddeus Hoffmeister, Mayor  
Nancy Averett  
Al Delgado  
Zach Green  
Jeff LeRoy  
Jim O'Reilly  
Sarah Stankorb Taylor

Others:

Lynn Tetley, City Manager  
Emily Supinger, City Solicitor

**APPROVAL OF CONSENT AGENDA**

Mr. O'Reilly moved to approve the Consent Agenda. Mr. Green seconded the motion. There being no discussion, the motion to approve the following items on the Consent Agenda carried with all voting yes:

- March 16, 2020 City Council Meeting Minutes
- April 13, 2020 Committee of the Whole Meeting Minutes
- Resolution Authorizing the Adoption of an Alternate Method of Apportioning the Local Government Fund
- Renewal of Liquor Permits
- Resolution Establishing a WeTHRIVE! Team and Implementing WeTHRIVE! Initiative in the City of Wyoming
- Proclamation Declaring April 24, 2020 as Arbor Day in Wyoming
- Resolution Honoring Liz McLean for Her Services to the City Serving on the Promote Wyoming Commission
- Resolution to Authorize the City Manager to Execute an Aggregation Program Agreement with Constellation New Energy, Inc. for Electric Supply to the Wyoming Electric Aggregation Program, With a Rate Not to Exceed 4.9 Cents Per KWH, and Any Subsequent Agreements to Reduce Costs as Needed

**SPECIAL REPORTS/MINUTES:**

No comments were received.

**REPORTS OF STANDING COUNCIL COMMITTEES:**

No comments were received.

#### CITIZEN PARTICIPATION:

Ms. Tetley read a comment posted on Facebook from Wyoming resident, Lee Freedman, 501 Chisholm Trail: "I don't think council has all of the info and insight it needs to vote on the aggregation item. At last week's committee of the whole meeting, once council member asked about whether Duke Energy would not prioritize Wyoming power outages if the city were to aggregate its electric supply. This shows me that council members need to better understand aggregation before moving forward.

Please remember that aggregation programs do not guarantee cost savings for a municipality's residents and business owners compared to energy supply rates offered by electric and/or natural gas utilities. In fact, in 2019 Wyoming's natural gas aggregation program cost residents and businesses \$162,294.80 more than what Duke Energy charged for natural gas."

Mr. Green stated that it is his understanding that this issue was previously brought up and we were told services would still be provided by Duke if there were any power outages and that this was strictly to get a better agreement on the actual rates. If he recalls correctly the rates that we have in the aggregation were going to be more competitive than what we have with Duke. Ms. Averett added that the rates were quite a bit more competitive. Mr. Green added that the City also elected to go with the more sustainable option that will not only give us the discount but will have carbon offsetting credits in addition to that. Ms. Averett added that if a resident chooses not to be included in the aggregate they can simply opt-out and remain with Duke. So if this person feels that it is not a good program for them they can simply opt out of the aggregation program. Ms. Stankorb Taylor commented that there is a lesson to be learned from the natural gas aggregation and that is not a set it and forget it situation so in order to ensure that we are seeing that the rates are competitive we need to keep an eye on this and we also need to revisit the natural gas aggregation in the coming months.

#### BUSINESS:

A. Resolution Designating April 19-25, 2020 as Volunteer Week in Wyoming: Mayor Hoffmeister read the proclamation.

B. Report from the Historic Preservation Commission and Architectural Review Board on the Proposed Alteration at 30 Clark Avenue Located in the Village Historic District: Ms. Bobbi McTurner, chair of the Historic Preservation Commission, presented the report to City Council.

30 Clark Avenue is a circa 1935 vernacular Colonial Revival single-family dwelling. Based on the National Park Service's seven (7) "aspects of integrity," which all resources listed on the *National Register of Historic Places* are evaluated by, 30 Clark's

historic integrity has been moderately diminished by the loss of its original multi-pane windows, and removal of an historic one-bay enclosed side porch. However, the property retains enough historic integrity to convey its significance as an example of a vernacular Colonial Revival to remain a contributing resource with the Village Historic District (VHD).

Sara Aschliman, Architect, prepared the application on behalf of property owners Lindsey and Bob Dye. The requested alteration is to demolish the existing single-story rear addition, and replace it with the proposed two-story addition, as well as a one-story porch on the west elevation. The Architectural Review Board (ARB) and the Historic Preservation Commission (HPC) reviewed the application on April 2<sup>nd</sup> and recommended five (5) design modifications to the application; which were subsequently made by the architect, reviewed by City staff, and are reflected in the revised plans that Council received.

In regards to Section 1336.04 (b), it is the joint membership's contention that the proposed alteration to 30 Clark will not further diminish the historic integrity of the building; and it will continue to be a contributing resource in the Village Historic District. Further, it is agreed that the proposed alteration is allowable under Section 1336.04 (c) as the five conditions outlined in this section of code under which City Council may approve an application for alteration of a Historic Property are true. Therefore, the joint membership unanimously recommends approval of the modified one-story porch and the proposed two-story addition, finding that the alteration will meet the provisions of Section 1336.04(b)-(c).

Ms. Stankorb Taylor commented that it is her understanding that older homes may have been painted with lead-based paint and she asked if the paint will be tested. Ms. McTurner stated that one of the recommendations made by the HPC/ARB was to require that the exterior brick be tested and if it tests positive the proper handling of hazardous materials through the EPA will be conducted in order to keep the area safe for the residents and property owner.

Mr. Delgado moved to adopt/receive the report. Ms. Averett seconded the motion. There being no further comments the motion to adopt/receive the report carried with all voting yes.

C. Public Hearing on the Proposed Alteration of 30 Clark Avenue Located in the Village Historic District: Mayor Hoffmeister opened the public hearing. Having received no comments, Mayor Hoffmeister closed the public hearing.

D. Motion Authorizing the Proposed Alteration at 30 Clark Avenue Located in the Village Historic District: Mr. Delgado moved to authorize the alteration. Mr. Green

seconded the motion. There being no comments, the motion Authorizing the Proposed Alteration of 30 Clark Avenue Located in the Village Historic District carried with all voting yes.

E. First Quarter Financial Summary: Mr. Jeremiah Caudill, Finance Director, presented the report in a PowerPoint presentation. The first quarter report reflects the financial activity as of March 31, 2020.

- General Fund Revenue:
  - \$2,940,934 total revenues which are comprised of:
  - Real Estate taxes of \$1,353,000
  - Income Tax receipts of \$1,399,012
  - Local Government Fund of \$32,148
  - Cigarette/Liquor receipts-\$28
  - Charges for services of \$43,330
  - Permits-\$5,893
  - Court costs/fines/forfeits of \$24,871
  - Interest of \$19,704
  - Other Revenue of \$62,948
- General Fund Expenditures:
  - \$1,977,885 total expenditures comprised of:
  - Police Department/Mayor's Court expenditures-\$527,196
  - Other Operating expenditures-\$733,565
  - Public Works/Facilities expenditures-\$338,137
  - Fire/EMS expenditures-\$107,524
  - Administrative/Legislative/Communication-\$131,801
  - Customer Service/Finance expenditures-\$74,970
  - Legal expenditures-\$16,352
  - Community Development expenditures-\$48,339
  - Transfers/Debt Service-\$0
- General Fund Highlights:
  - Income tax receipts up 7.4% compared to 2019
  - Property tax receipts totaled \$1,353,000
  - Expenses of \$1,977,885, 18.47% of budgeted amount compared to 25% of year complete
- Recreation Fund Revenues:
  - Total Recreation Fund revenues: \$178,094
  - Major Revenue Sources:
  - Recreation-\$75,010

- Civic Center-\$48,710
  - Aquatic Center-\$4,269
  - Parks & Fields-\$49,905
- Recreation Fund Expenditures:
  - Total Recreation Fund Expenditures-\$236,141
  - Recreation-\$160,082
  - Civic Center-\$46,271
  - Aquatic Center-\$20,096
  - Parks & Fields-\$9,693
- Capital Improvement and Water Works Capital Improvement Program Funds:
  - Total CIP Fund expenses-\$265,127  
(Debt Service-\$46,402; Kattelmann Property Improvements-\$109,346; Springfield Pike-\$109,379)
  - Total WW CIP Fund expenses-\$15,215  
(GCWW Emergency Connection Update-\$3,975; Debt Service-\$11,240)
- Water Revenue Fund:
  - 2018 Water Revenues (at end of first quarter)-\$422,959
  - 2018 Water Expenditures (at end of first quarter)-\$295,701
  - 2019 Water Revenues (at end of first quarter)-\$446,968
  - 2019 Water Expenditures (at end of first quarter)-\$250,467
  - 2020 Water Revenues (at the end of first quarter)-\$462,941
  - 2020 Water Expenditures (at end of first quarter)-\$297,135
- Non-Major Funds:
  - Street Construction Fund:
    - Total Revenue-\$138,890
    - Total Expenses-\$63,067
  - State Highway Fund:
    - Total Revenue-\$11,570
    - Total Expenses-\$6,548

Ms. Averett asked what the Recreation category in the Recreation Fund encompasses. Mr. Caudill explained that Recreation includes the individual cost centers of the Recreation Center, the Civic Center, the Aquatic Center, and Parks & Fields. All of the cost centers are part of the Recreation Fund, all of those activities are separated into their own funds. The City accounts for those revenues and expenditures separately. Council also receives a year-to-date fund report each month which shows the beginning fund balance and the revenues and expenditures for each fund for that month.

Ms. Stankorb Taylor asked Mr. Caudill if there is a point at which we know the Aquatic Center can operate and break even if we open later in the summer. There is no way to know way to know if the social distancing practices will continue into the summer but in terms of how much comes in with revenues from memberships versus the City's cost. Mr. Caudill stated that staff has looked at different scenarios with the pool depending on when the social distancing requirements are eased. Ms. Tetley stated that right now, the opening of the pool has been pushed back one week and we are anticipating by May 15 we will make a decision on whether to move forward or not. The pool does not generally cover its costs so any delay in opening the pool will make that situation worse. We will know more by May 15 and will be able to report back to Council on this at its May 18 meeting.

Mr. LeRoy questioned if we know how much of the water percentage increase is due to pricing versus consumption. Mr. Caudill stated that the first quarter water bills are typically a hybrid bill consisting of the 2019 rate and 2020 increased rate. With more people being home we are not seeing an uptick in consumption levels at this time, we will likely know more with the second and third quarter financial reports.

Mr. Delgado asked if the gas tax is producing what we thought it would. Mr. Caudill stated that it was but he anticipates that it will not continue to. Supply is up but not the demand as more people are working from home at this time. The Local Government Fund is a sharing of sales tax; this figure will go down as well. Vehicle registrations is also a source of revenue that the City receives which will also be lower. These are the main areas of revenue that we anticipate will be lower. Mr. Caudill stated that he has recently heard from the Hamilton County Auditor that they anticipate a potential reduction in property tax receipts in the second quarter disbursements but no one can say for certain if this will be impacted or not. Additionally, he has been closely monitoring the income tax receipts on a daily basis and comparing them to 2019. The problem he will have with an analysis will be due to the due date being moved to July 15, 2020. Through today, we are at 50% of collections compared to this time in 2019. His thought is that this is more due to the due date being moved to July rather than the reduction of income tax receipts. When taxes are filed for 2019 the payment balance is due and this figure is based on last year's market and where incomes were. He anticipates a decline in income tax receipts as we move forward.

Ms. Stankorb Taylor asked Mr. Caudill if he can tell through income tax receipts or by any other method if there is any indication of the number of unemployment cases in the city. She is hearing anecdotally and wondered if there was any way to quantify this. Mr. Caudill explained that he does not receive information specifically to Wyoming however if you hear the national news reports, the number of unemployment cases being filed is twice as many as they predict but the overall number is high. It is hard to predict what those numbers will do to our revenue and income tax receipts but we will continue to watch this closely. Once we get through the filing period in July, he will be able to compare what people are claiming for estimated income taxes compared to 2020 to 2019 to see if they are adjusting for

anticipated loss or revenue. There will be a decline, it is hard to predict what that number will be at this time.

Mr. Delgado moved to receive the report. Mr. LeRoy seconded the motion. There being no further questions or comments, the motion to receive the First Quarter Financial Summary carried with all voting yes.

F. First Reading of the Ordinance Authorizing the City Manager to Waive Permit Fees for the Redevelopment of 305 Crescent Avenue: Ms. Statt Blake commented that this is the first reading of the Ordinance regarding 305 Crescent Avenue which is the former Wyoming Family Practice Center/UC Health Facilities on the west side of Crescent Avenue. The property has been on the market for approximately two years and there is currently a purchase agreement between the University of Cincinnati Physicians (owner) and Traditions Development Group (developer) to construct seven single family homes on seven single family parcels. Traditions Development Group has requested the City waive permit fees related to building, zoning, and public area excavations, and the request was considered by the Economic Development Commission in February. With direction from the 2018 Master Plan, the EDC recommends that City Council waive those permit fees. This is very similar in structure to the arrangement made with Homewood Development on the Housing Infill Project. The developer would be responsible for any permit fees they may incur from Metropolitan Sewer District or Duke Energy, or any other utility requirements that may be made for building of the new homes. Mayor Hoffmeister noted this is the first reading of the Ordinance and set the second reading and the public hearing for the May 18, 2020 meeting.

G. First Reading of the Ordinance Appropriating Revenues Within Certain Funds, Transferring Revenues from Certain Funds, and Transferring Certain Funds Within Designated Accounts: Mr. Delgado moved to suspend the rules. Ms. Stankorb Taylor seconded the motion. There being no comments or questions, by roll call vote, the motion to suspend the rules carried with all voting yes. Mr. Delgado moved to adopt the Ordinance. Mr. Green seconded the motion. There being no comments or questions, the motion to adopt the Ordinance Appropriating Revenues Within Certain Funds, Transferring Revenues from Certain Funds, and Transferring Certain Funds Within Designated Accounts carried with all voting yes.

#### MISCELLANEOUS:

Ms. Stankorb Taylor asked Councilmembers and the public to urge their members of Congress to support funding for local governments. First round of funding went to cities with populations of over 500,000 in which one city in Ohio qualified, not Wyoming. She called our members of Congress and she received two calls back from each of our Senators' offices. She was unsure if this was a result of people working from home and

needed a person to talk to so if someone has not yet called, it is a good time to do so as this is something that we need.

Mr. Green provided an update on the Wyoming Carry-Out Connection. He recognized Monica Tuck for organizing a team of volunteers through the Wyoming Recreation Foundation. The Carry-Out Connection initially started out as a way to help Wyoming restaurants however, it was realized that there were more urgent needs from not only our own citizens as well as our neighbors in Lincoln Heights, Woodlawn, and Lockland. Our neighbors, as was discovered, were in need of toiletry items and non-perishable food items. Thus far, approximately \$9,000 has been donated and \$1,150 in donations has been sent out as well. Valley Interfaith in Lockland is temporary closed so the Foundation's efforts have been able to bridge the gap and help out. We have partnered with other organizations such as the Council on Aging, Freestore Food Bank and LeSoup. We are helping Wyoming at-need families and in other areas as well. The Foundation is currently working on a gift card program where (electronic) gift cards will be distributed to the Wyoming Carry-Out Connection volunteers. The gift cards will be valid only at Wyoming businesses so you can have the option to purchase a gift card or at our option we will be donating them to the volunteer drivers. To give that perspective, Mason recently did a similar program in which \$18,000 was raised within a week or two. Recently, a donation of 200, 3D printed masks was received from the InfoTrust Foundation through a program through Cintrifuse which is an entrepreneur think tank organization in Over the Rhine. The masks are reusable and washable and N97 quality. The masks will start to be distributed to Carry-Out Connection volunteer drivers on Wednesday and 50 will be distributed to the City of Wyoming Public Works Department, Fire-EMS Department, and the Police Department.

Mr. LeRoy asked Ms. Tetley if she has an estimated completion date on the Springfield Pike project. Mr. Huxel was present on the Zoom connection and stated that the Ohio Department of Transportation (ODOT) and the contractor estimates that the project will be completed within four weeks depending upon if the asphalt arrives on time and there are also a few catch basins that need to be worked on as well.

Mr. LeRoy asked Chief Herzog if there have been any trends or increase in crime over the past month. Chief Herzog was present on the Zoom connection and stated that there has been no significant increase in crime. We continue to experience unlocked cars being entered and an arrest was made in one of these incidents over the weekend.

Ms. Averett commented that the police investigated a complaint from her neighbors of what sounded like a person screaming from within the Ritchie Preserve and she asked if there is anything he can report on this incident. Chief Herzog stated that there were no screaming persons found in Ritchie Preserve and that it was likely the sounds of coyotes in the woods as they can typically sound like a person screaming while they are out hunting.

Mr. LeRoy commended City staff and the Public Works Department as right away after the F0 tornado hit the community on April 8, crews were out almost immediately to begin cleaning up. It was impressive to see. Everyone is under stress and it was great to see everyone supporting the residents and he wished to thank the staff for their work.

Mayor Hoffmeister thanked everyone involved in the Wyoming Carry-Out Connection he is impressed what they have done in supporting people and giving good press to the community. He wished everyone to stay healthy and support their neighbors.

EXCUSAL OF ABSENT MEMBERS:

All members were present, there were none to excuse.

EXECUTIVE SESSION:

There were no items to discuss in Executive Session this evening.

ADJOURN:

Mr. Delgado moved to adjourn the meeting. Ms. Stankorb Taylor seconded the motion. By roll call vote, the motion to adjourn the meeting carried with all voting yes. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Approved:

Karen Zeilman, Clerk of Council

Thaddeus Hoffmeister, Mayor